

BOARD OF SELECTMEN MEETING MINUTES

February 2, 2021

Virtual Meeting

Chairman Brett A. Simas; Selectman Maureen Dwinnell; Selectman Stephen A. Matellian; Town Manager, Derek S. Brindisi; Executive Assistant, Sandra Hakala

CALL MEETING TO ORDER

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Upton are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Upton will be conducted via remote participation to the greatest extent possible. We will strive to provide access to such meetings via a link to call in, or other similar option. In the event we are unable to accommodate the same, despite best efforts, we will post recorded sessions of the meeting as soon as possible following the same.

As a preliminary matter, this is Brett Simas – Chair, Board of Selectmen. Permit me to confirm that all members and persons anticipated on the agenda are present and can hear me.

- Members, when I call your name, please respond in the affirmative. *Stephen Matellian, aye, Maureen Dwinnell, aye,*
- Staff, when I call your name, please respond in the affirmative. Derek Brindisi, Town Manager aye, *State each staff members' name.*
- Anticipated Speakers on the Agenda, please respond in the affirmative. *None*

Public Comment

David Loeper mentioned that through KP's recent update he learned the zoning bylaws for certain permits would be passed by majority vote as opposed to 2/3.

Approval of Meeting Minutes - December 15, January 5

Motion #1: Motion made by Selectman Dwinnell to approve the minutes of December 15 and January 5.

Second: Selectman Matellian, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

Guest Presentations

40 Public Hearing Class II – 138 Milford Street

41 M. Matellian recused himself.

43 Mr. Simas opened the Public Hearing.

45 Please be advised that under the provision of Chapter 140 of the Mass General Law the Board
46 of Selectmen will be reviewing the application of Wayland Foreign Motors LLC requesting a
47 Class II License at 138 D Milford Street, Upton. The Board will review this application submitted
48 by Timothy Cornu, 1 McHugh Lane, Hopkinton, MA for consideration on Tuesday, February 2,
49 2021 at 7:05pm – Virtual Meeting.

51 Mr. Cornu was not present.

53 The board had several questions, in particular the number of cars the licensee was seeking on
54 the property. Therefore, the hearing was continued to the next scheduled Board of Selectmen
55 meeting.

57 **Board Discussion Items**

59 Motion to Approve Contract with EA Engineering

61 **Motion #2:** Motion made by Selectman Dwinnell to authorize the town manager to enter into
62 agreement for \$20,740.00 with EA Engineering, Science, and Technology, Inc to submit a cost
63 analysis to perform remediation and closure of the site under the Massachusetts Contingency
64 Plan (MCP) for the property located at 0 Grove Street.

66 Second: Selectman Matellian, Unanimous, Chairman Simas
67 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

69 27 James Road, 40B Proposal- Mr. Harrison

70 The applicant is looking to tear down the existing property replace with new construction and
71 add three, 3 bedrooms, 2 baths homes of new construction. One home would be affordable for
72 families earning below 80% of median income. The decision to move forward with either Mass
73 Housing or Department of Housing Community Development has not been made by the
74 applicant.

76 Because Upton has less than 10% of its housing affordable, the applicant has the right to go in
77 front of the ZBA. The Board agreed to continue the conversation with planning and the town
78 manager to study this a bit further before rendering a recommendation.

80 Budget Review (Police, Fire, Finance, Town Manager)

82 Chief Bradley, Chief DiFronzo, Kenny Costa and Derek Brindisi presented budgets for their
83 respective departments to the Board. Non-salary accounts were kept to level service.

84 Submissions included all negotiated union expenses and wages and a 1.5% COLA non-union
85 increase.

86
87 **Closing Comments/Unanticipated Discussion Items (Board Members)**
88

89 Mr. Matellian stated he would like to sponsor an article to extend the sewer line from 3 Milford
90 Street passed Brook Street because if there is a TIP in the near future new construction would
91 be prohibited. Mr. Simas suggested talking with the DPW Director to ascertain cost. The
92 warrant could be reopened at a later date if necessary.
93

94 **Adjourn Meeting**
95

96 **Motion #3:** At 9:15 Selectman Dwinnell made motion to adjourn.
97

98 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye
99

100 Respectfully submitted,
101 Sandra Hakala, Executive Assistant